

# DONALD MCLEAN RESERVE IMPROVEMENT PLAN

## What we heard and where to from now

Over recent months, Council and the Spotswood community, including sporting groups such as the West Gate Golf Course, Spotswood Cricket Club and the Spotswood Football Club, have engaged in the development of the Donald McLean Reserve Improvement Plan and the W & M Couch Pavilion Concept Plan. This piece of work has been a long time coming since the development of the 2012 Donald McLean Master Plan, particularly for the tenant clubs.

Council acknowledges the significant input provided by the community and tenant clubs.

Now that the West Gate Tunnel Project works are well underway, with clarity on the physical structures included in the project, the Donald McLean Reserve Improvement Plan has been established and Council has progressed with the implementation of the works.

Through Council's Capital Program together, with funding support from the Victorian Government implementation, the Donald McLean Reserve Improvement Plan will be undertaken over the coming three financial years.

The purpose of this document is to provide details on the components of the Plan, timelines for further design development and construction as well as temporary arrangements for the tenant clubs during construction. As work on the project progresses, Council will provide further information to the community.

### Community consultation feedback

During the community consultation process for the development of the Donald McLean Reserve Improvement Plan and the W & M Couch Pavilion in Spotswood, 773 people visited Participate Hobsons Bay. During the community consultation process for the concept design for the W & M Couch Pavilion in Spotswood, 334 people downloaded the concept plan and 38 participants provided Council with feedback through the online survey. The onsite drop-in session held on 26 June 2019 was attended by over 80 people. Council heard that the Spotswood Football and Cricket Clubs have a strong social membership, they field teams at all levels of their sport and are experiencing growth in female participation particularly in football and netball.

### W & M Couch Pavilion Feedback

Council also heard that the W & M Couch Pavilion on Donald McLean Reserve serves as an important facility for the Spotswood community for club social events. The pavilion also serves as a meeting and congregation space. The design of a new pavilion, generated significant interest from this community primarily as the current pavilion does not meet the needs of the users, being too small to support the various functions held by the tenant clubs. The existing aged facilities will be demolished to make way for the new pavilion.

The new pavilion will be a purpose built facility that caters for the West Gate Golf Club, Spotswood Cricket Club and the Spotswood Football Club. Council heard from the community that the main priorities for the design of the W & M Couch Pavilion were to:

- increase the size of the social space from the existing 180 sqm;
- increase the size of the change rooms including capacity to support female participants; and
- retain visibility to the ovals from the pavilion.

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## Donald McLean Reserve Improvement Plan Feedback

We heard from the community that the main priorities for the Donald McLean Reserve Improvement Plan were:

- Development of the existing playground to include a mix of more formal play equipment and nature play elements
- Provision of a sheltered BBQ and public toilet within close proximity to the play area
- Development of parameter and connecting pathways throughout the reserve
- A new location for the cricket nets

## Changes resulting from community feedback

Council has gathered and assessed the community feedback and will continue to engage with the community and tenant clubs as the design development for the reserve progresses.

The design for the pavilion has changed in response to the needs identified in the consultation process. The social space has increased from 180m<sup>2</sup> to 220m<sup>2</sup> and the change rooms have increased to 50m<sup>2</sup>. Three externally accessible storage rooms have been included.

The kitchen and bar area has also increased to enable catering for social events and canteen operations simultaneously. Visibility to the sportsgrounds will be retained and bi-fold glass doors are proposed to allow natural ventilation in the summer months.

Within the reserve, the play space will be designed to a Destination Play Space Level, as described within the Hobsons Bay Open Space Plan. The play space will include additional play equipment to cater for a broader age range of children, as well as nature play elements. This play area on the western side of the reserve will also include a sheltered BBQ facility, a public toilet and connecting pathways throughout the reserve and onto The Avenue.

Council received support for the redevelopment of The Avenue and Creek Street car parks. These works will include drainage, asphalt surfacing, line marked car parks separated from the reserve by fencing.

The existing practice cricket nets will be relocated within the reserve due to West Gate Tunnel Project requirements, however alternative locations within the reserve are limited. Council heard some concerns from the community about the proposed location of the practice nets on the southern boundary. This location has been retained and Council will continue to engage with local residents and the Spotswood Cricket Club to resolve the management of stray balls and noise while maintaining visibility for local residents onto the reserve.

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## Next Steps

Council will continue to engage with the tenant clubs as the design is further developed.

In the short term, Council will continue to progress the design development of the W & M Couch Pavilion. Tenders will be advertised from 31 August 2019 for the design and construction of the new pavilion with the plan to commence construction in December 2019.

The new cricket practise nets are currently in establishment for a fully enclosed detailed design in the newly proposed location. A landscape architect has been engaged to provide a buffer through planting along The Avenue and surrounds. The current cricket season will be played at the existing crickets nets until the construction of the new nets is complete.

As a part of Council's Sports Ground Redevelopment Program, Donald McLean Reserve Oval 1 will see a full redevelopment including re-orientation while the size and shape will be modified to better accommodate AFL and cricket. This is expected to be complete by March 2020. Both ovals will receive lighting upgrades commencing in September 2019 while Oval 2 will receive an irrigation upgrade in 2020.

Council will continue to work closely with the tenant clubs to manage the necessary temporary arrangements during the construction period. The Spotswood Cricket Club will continue to access Oval 2 and the existing practice nets for the forthcoming season and move onto the new practice nets once they are constructed. The Spotswood Cricket Club will also access the Roy Picone Sports Pavilion while the new W & M Couch Pavilion is under construction. Council will continue to work through the detail of these logistical temporary arrangements with the club.

The new netball and tennis multipurpose courts on the south side of the reserve are currently out to tender and anticipated to commence alongside the pavilion redevelopment. The new construction includes secured fencing with Book a Court technology, slip resistant surface, floodlighting and a reconfigured court layout to meet the minimum requirements to the Netball Victoria and Tennis Victoria guidelines.

The design for the new play space will commence in the coming months. Throughout this process the community will be consulted. It is anticipated that the playground will be constructed by December 2020.

The car parking redevelopments along The Avenue and Creek Street will take place in conjunction with the redevelopments of the W & M Couch Pavilion.

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## Timeline of construction

### Financial Year 2019-20

- Oval 1 redevelopment including oval re-orientation and line marking
- W & M Couch Pavilion
- Floodlighting Oval 1 and Oval 2
- New cricket practice nets
- Multipurpose tennis / netball courts
- The Avenue (on street) carpark

### Financial Year 2020-21

- Oval 2 Irrigation upgrades
- Creek Street car park
- Redevelopment of the open space including the upgraded play space at the western end of the reserve

Regular updates on the project will be available in the sporting pavilions, onsite signage and on Council's project webpage at [www.hobsonsbay.vic.gov.au/donaldmclean](http://www.hobsonsbay.vic.gov.au/donaldmclean)



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# DONALD MCLEAN RESERVE

## IMPROVEMENT PLAN

### Frequently Asked Questions

#### The W & M Couch Pavilion design

**We need more social space for the growing club, especially in the social rooms. What is Council going to do about this?**

Council understands that the current pavilion is not fit for its purpose because: the social area is too small to cater for the club functions; the change rooms do not support female participation; storage is inadequate; and umpire and official requirements do not exist. The current pavilion includes a social area of 180m<sup>2</sup> and a small domestic size kitchen and servery that opens into the social space. Not only is this a poor layout, the area is too small. As a result of the recent engagement and concept development, the plan for the new facility includes:

- 220m<sup>2</sup> of social space which has the capacity to cater for 186 seated style or 293 standing
- 64sq kitchen and bar area
- Servery directly out onto the external undercover veranda and into the social space
- New accessible internal toilets

#### Is Council increasing the size of the change rooms?

Yes, Council is increasing the size of the change rooms in the design. The new change room facilities have been designed to be gender neutral change rooms to accommodate for the increase in female participation and referee change rooms. The existing home change rooms are 50m<sup>2</sup> and this will increase to 52m<sup>2</sup> in the new design. The existing away change rooms are currently 35m<sup>2</sup> and this will increase to 50m<sup>2</sup>. Each amenity block associated with the change rooms will increase from 15m<sup>2</sup> to 25m<sup>2</sup>. These facilities have been designed using the AFL preferred facility guidelines for unisex provision for a local facility such as Donald McLean Reserve.

#### Can the windows in the pavilion facing Oval 1 be retained?

The western wall of the W & M Couch Pavilion will continue to be glass and further consideration through the detailed design will be given to operable glass doors to allow natural ventilation in the summer months. This approach will maintain visibility from the pavilion over the playing areas and optimise natural light and ventilation through the pavilion.

#### Is tiered seating included in front of the pavilion window facing Oval 1?

Seating below the external viewing area will fit on the western side of the pavilion, this would be managed by the tenant clubs as required.

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## The Donald McLean Improvement Plan

### Why are the practice cricket nets fronting The Avenue in Spotswood?

A key challenge for the Donald McLean Reserve Improvement Plan was the relocation site for the practice cricket nets. Over shadowing of the cricket nets as a result of the new alignment of the West Gate Tunnel and associated ramps results in the practice needs needing to be relocated. The site constraints in the northern section of the reserve, including soil contamination, prohibits the relocation of the cricket nets to this area. The only remaining space for the cricket nets without impacting on either of the ovals or the multipurpose courts while still remaining within the sporting precinct of the reserve is the on the southern boundary of the reserve.

Council did receive comments of concern regarding the location of these nets with concerns regarding stray balls onto the road and impacting cars and the noise around children close to residential area and the continued visibility into the reserve.

The new cricket net structure will include safety fencing to manage stray balls being hit towards the Roy Picone Sports Pavilion and onto The Avenue and landscaping to minimise noise and to soften the visibility of the nets will occur. The synthetic cricket wickets will be open for public use outside of cricket training times.

Council is currently undertaking detailed design of the practice nets and further consultation will be undertaken with local residents and the Spotswood Cricket Club before construction commences over summer.

### Will the play space between the two ovals be retained?

The play area between the two ovals will be retained as the development of the new practice nets and the new multi-purpose courts do not impact on this play equipment. Safety netting will be included with the new practice crickets to manage stray balls.

### Will there be light spill into my house from the flood lights on the oval?

No, flood light upgrades on both ovals will be undertaken to better accommodate evening club training sessions. The lux levels for reserve flood lighting are dictated by the Australian standards for Sportsground Lighting. These standards ensure that the lights are directed onto the reserve and that the light spill is contained within the boundary fence of the reserve. A recent flood lighting project similar to this can be viewed at Edwards Reserve and D.N Duane Reserve in Brooklyn. Both of these reserves have residences in a similar proximity to the residents on The Avenue and Donald McLean Reserve. Similarly, flood lighting was also recently installed at the Williamstown Cricket Ground, Morris Street, Williamstown. Though the lux levels at this ground are stronger as they meet night competition standard; the light spill from these lights also don't spill past the reserve boundary fence.

### Oval 2 is currently a dog off lead area. Is this going to change?

No, there is no intention of changing this use and subsequently Oval 2 will remain a dog-off lead area.

### Can we have some exciting play equipment, better BBQ facilities and shade in the open space on Donald McLean Reserve?

We received a lot of feedback on what families would like to see in the open space component of Donald McLean Reserve. The information we gathered in the consultation phase will be used to develop the concept plan for the open space including a destination level play space. The plans for this area will be released for consultation in the coming months.